LOT 13
IN OR 2760 PG 886
WILSON NECK ROAD #3 UNR

GREENHALGH DANIEL A L/E/
85776 LANA ROAD
YULEE, FL 32097

2025

43-2N-27-4653-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

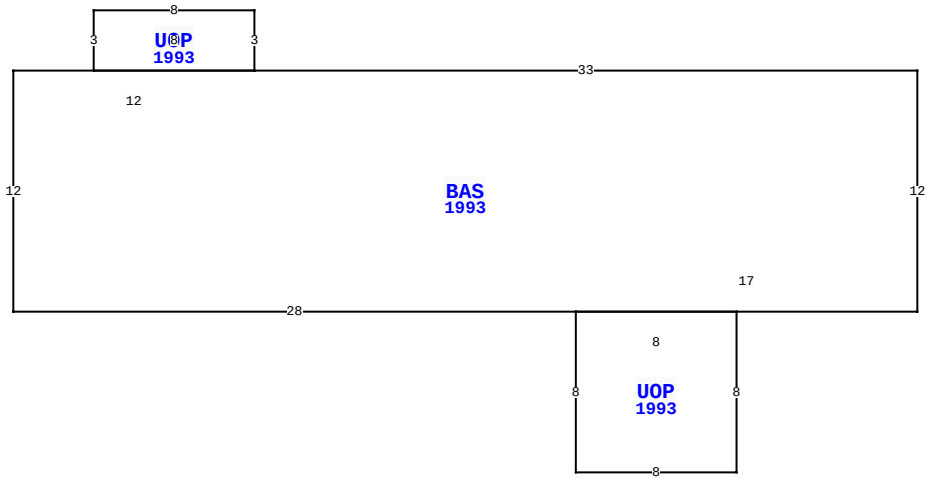
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	1993	540	11,794
UOP	24	25	1993	6	131
UOP	64	25	1993	16	350
TOTALS	628			562	12,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	562	91.0000	72.80	40,914	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 540 HX Base Yr



85776 LANA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		12,274
TOTAL MARKET OB/XF VALUE		10,040
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		107,314
SOH/AGL Deduction		69,498
ASSESSED VALUE		37,816
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,816
TOTAL JUST VALUE		107,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2760/886	12/30/2024	LE	U	I	11	100
GRANTOR: GREENHALGH DANIEL A						
GRANTEE: GORDY TANYA L						
0468/0404	9/01/1985	WD	Q	V		11,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 UOP=[YR=1993] N3 W8 S3 E8$ W12 S12 E28
UOP=[YR=1993] S8 E8 N8 W8$ E17 N12$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0	100	24	44	1,056.00	SF	35.00	35.00	100	1998	1998	3	25	9,240	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1998	1998	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 10,040

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	150.00	351.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/12/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS